THIRTY NEW HOMES FOR SOUTHAMPTON.

Auction Sale in Suburban Subdivision Attracts a Large Crowd of Buyers.

MORE HOTELS ARE PLANNED.

Clients of Nicholls-Ritter Expect to Build a \$1,000,000 Hostelry on Twelfth Near Market Street.

Evidence of the demand for attractive lots upon which to build homes was furnished yesterday at the auction conducted by the Mercantile Trust Company at Southampton, a suburban subdivision on King's highway in the Tower Grove neigh-

More than a thousand persons attended the auction and the result was that plans for upward of thirty new dwellings were announced. The prices paid for the lots aggregated more than \$2000. Refreshments were served on the grounds

and a brass band rendered a concert, making the auction one of the most novel in the history of the city. It was somewhat in the nature of a picnic, though the serious mission of buying or selling a prospective home was not lost eight of. Since last fall extensive improvements have

been made to Southampton, which now has every convenience a person may find in any well-regulated suburb. The streets are finished, and the landscape on a high elevation presents a pretty picture.

prices of lots have steadily increased, and in this connection an incident was re-leted yesterday by A. W. Syrett, the subdivision manager for the Mercantile Trust

"A gentleman bought a corner in Southampton last September, and on going to
look the property over during the winter
while the construction work was going on,
got thoroughly discouraged and lost all
faith in the proposition. He forfeited the
money that he had paid on the lot, which
happened to be one of the best corners in
the addition, and for which he paid last fall
\$25 a foot. During the last week this lot
was resold to a St. Louis business man at
\$40 a foot, an advance of \$15 a foot over the
price at which the lot was originally sold.

"To say that this man to-day felt like
butting his head against a brick wall is
putting it mildly. He did not do it, however, but did the best thing he could under
the circumstances. He bought another lot
Had this man retained the original lot he
purchased he would have in the short
space of some eight months made a profit
on his investment of hearly \$60.

At 12 o'clock to-morrow the advance will
go into effect. Agents will be on the
grounds to-day.

The names of the purchasers and list of

grounds to-day.

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The names of the purchasers and list of the property purchased follows:

Mrs. L. E. Walters, Nortlingham avenue. 50 feet, \$50; C. G. Scheuck, Lansdowne avenue, 50 feet, \$50; E. A. Lubelly, Nortlingham avenue, 50 feet, \$50; E. A. Lubelly, Nortlingham avenue, 50 feet, \$50; E. A. Lubelly, Nortlingham avenue, 50 feet, \$50; Mrs. Charles H. Smith, Lansdowne avenue, 50 feet, \$50; Mrs. Charles H. Smith, Lansdowne avenue, 50 feet, \$50; Yirginia A. Cochrin, Lansdowne avenue, 50 feet, \$50; feet, \$50; feet, \$50; Leonold Vanheers, Lansdowne avenue, 50 feet, \$50; Leonold Vanheers, Lansdowne avenue, 50 feet, \$50; feet

NEW HOTEL PLANS. Favorable progress is reported by the Nicholls-Ritter Realty and Financial Com-pany in the negotiations for another \$1,000,-000 hotel on Twelfth street, the vicinity of

Market street being favored. It is expected that the purchase of a lot for the proposed hotel will be closed this ce the success of the \$2,000,000 hotel

Since the success of the \$2,000,000 hotel Jefferson was assured by the Mercantile Trust Company, realty dealers have taken more interest in this form of investment than was ever manifested before in the history of the city. It is realized that additional first class hotels are needed in St. Louis and may be made as profitable as any other form of investment in realty. Twelfth street, it is believed, is destined to become a hotel locality. In addition to the Jefferson, Leo Moser probably will erect a hotel in that neighborhood, to be located at Twelfth and Chestnut streets, and the capitalists represented by Nicholes-Ritter are expected to select a site near by.

Leslie A. Mofflit and associates are still working upon a plan to establish a park in the vicinity of Union Station and to otherwise improve Market street, along which several new hotels and other creditable structured. veral new hotels and other creditable uctures are projected.

AGENTS' REPORTS. Mercantile Trust Company.

Mercantile Trust Company reports that the last week has not developed what might be termed an active real estate business, but that the business transacted has been very satisfactory. The temporary lull in demand, noticed and commented on by many, has undoubtedly been brought about by the unsettled condition of the stock market, but instead of having a permanent ill effect on the real estate market, the officers in the real estate department of the Mercantile Trust Company feel that it will serve to attract more favorable and general interest to real estate investments, where Interest to real estate investments, where fluctuations are not so extreme and where investments prove, as a rule, more profita-ble and always more substantial and relia-

ble.

In addition to the sale of the Butler Tobacco Factory for \$125,000 to Crane Company, reported in detail in another column,
and the ninety-nine-year lease of the Eighth
street property of Thomas Dunn, this company reports the following transactions
which they are at liberty to announce.

No. 4444 Maryland avenue, a modern threestory brick residence, steam beated and No. 444 Maryland avenue, a modern threestory brick residence, steam heated and
every convenience, sold to William G. McRee, for \$11.090 cash. This is one of the
three artistic houses erected by Guy C.
Mariner on the south side of Maryland avenue, opposite the home of D. R. Francis.
Of the other two houses, one was erected
by Mr. Mariner for a home, and the other
has since been taken by a client of the Mercantile Trust Company, who wishes particulars of the purchase withheld.

A modern two-story, nine-room brick residence, erected on lot 54x15, being No. 3518
Hebert street, in Lindell place, sold for the
account of the Lindell Real Estate Company for \$5.800, purchaser being Henry J.
Smith.

Also of an irregular tract of manufactur-

Smith.

Also of an irregular tract of manufacturing property in East St. Louis, being approximately 200x560 feet, adjoining the Security warehouse, on the south, and being a short distance south of St. Clair avenue. Sold for the account of St. Louis National Bank, in liquidation, for \$8.800. The property was purchased by Stephen D. Sexton of the East St. Louis Trust and Savings Bank. No. 3911 Greer avenue a modern two-story.

Also lot 15x175, west side of alley, west of Thirteenth street, 100 feet south of Lami street For 3507; from Josephine Leonhard to 15x175 feet, sold to Mrs. Anan M. Grant for \$5.786. Sold for the account of the Lindell Real Estate Company.

Also lot on the north side of Waterman avenue, west of Union, fronting 70 feet on Waterman avenue, by a death of 212 feet, beginning 80 feet west of Belt avenue, Sold for the account of Julius Pittman for \$5.500 to a client of Nicholis-Zitter Realty and Financial Company, who contemplates ejecting a handsome home. The Mercantile Trust Company has recently sold several lots in this block, and some handsome homes are now in the course of erection on the ground sold. This street is immediately south of Kingsbury place, and has an excellent view of Forest Park.

No. 3500 Sullivan avenue, two-story ninerroom brick residence, in Lindell place, occupying lot 50x129 feet. Sold for the account of the Lindell Real Estate Company for \$5.000. Place to the Marandon. For \$2.200. Fisher & Co. represented Mr. Abraham Abrahams to H. Marandon. for \$2.200. Fisher & Co. represented Mr. Abrahams abrahams to H. Marandon. for \$2.200. Fisher & Co. represented Mr. Abrahams abrahams to H. Marandon. for \$2.200. Fisher & Co. represented Mr. Abrahams abrahams to H. Marandon. for \$2.200. Fisher & Co. represented Mr. Abrahams abrahams to H. Marandon. for \$2.200. Fisher & Co. represented Mr. Abrahams abrahams to H. Marandon. for \$2.200. Fisher & Co. report the following the week, with negotiations pending for the remaining three bouses in Lindell place.

No. 200 Sullivan avenue, two-story nine-room brick residence, in Lindell place, occupying lot 50x129 feet. Sold for the account of the Lindell Real Estate Company during the week, with negotiations pending for the remaining three bouses in Lindell place.

No. 200 Sullivan company for \$5. for \$1.000. Proceed Parks of the procession o

the account of Mrs Anna Damman for \$2,500 cash, the purchaser being Mrs. George Glenville, who bought for a home and will Glenville, who bought for a bonic and take possession at once.

No. 4119 Westminster place, a handsome brick and stone residence, containing twelve rooms, occupying lot 50x145 feet, being a short distance west of the Westminster Hotel. Sold for the account of F. H. Ingalis to William McCabe, who bought as a speculation.

to William McCabe, who bought as a speculation.

No. 5825 Bartmer avenue, a two-story nine-room brick residence, erected on lot 50x 162 feet. This is a handsome home, with beautiful shade trees and one of the pretiest lots in the Chamberlain Park district. Sold for the account of A. Kaufman of Chicago for \$5.79, the purchaser being George H. Hutchinson, broker, who bought for a home, and after making some alterations and improvements will occupy same.

Also lot on the east side of Grand avenue, northeast corner of Neosho, fronting 30 feet on Grand avenue by a depth of 140 feet, sold for the account of Philip Renkin for 1500, purchaser being Edward Morrissey, who will erect a cottage on the lot.

\$90. purchaser being Edward Morrissey, who will erect a cottage on the lot.

Also lot on the north side of Watson avenue, west of the city limits, fronting 50 feet on Watson avenue by a depth of 157 feet, seld for the account of Judge M. Gilson for \$425 cash, the purchaser being John Dooley, who will erect a house on the lot.

No. 3837 Page boulevard, a two-story sixroom house, occupying let 33.6x135 feet, sold for the account of D. P. Buckley of New York for \$2.460 cash. This was a very cheap riece of property and was bought by Mrs. Catherine Brown, who will occupy as a home.

No. 902 Sixty-third street, a two-story frame house, containing five rooms, occupying lot 25x135 feet, sold for the account of R. A. Miller for \$1.800, purchaser being a client, who purchased for an investment.

The Mercantile Trust Company reports that following last Saturday's phenomenally successful auction of which only twelve lots out of 122 were left unsold, they made several sales privately during the week and expect before the auction sales are all closed to dispose of the remainder of the lots.

An officer of the Mercantile Trust Company stated Saturday that the rent collections for the month of May would be decidedly the largest monthly rent collections that the company had ever made, as it had gained several new accounts, and that the growth of the rental business in the last year had been beyond expectations and most satisfactory.

Frank J. Dougherty. 902 Sixty-third street, a two-story

Frank J. Dougherty.

Frank J. Dougherty reports the sale of No. 24th Laclede avenue; from William Trapp to R. J. Fearus of New York, for \$5.500. This is a three-story house of eleven rooms, with a 33-foot lot, and rents for \$7.30 a year. Mr. Fearns bought for an investment.

Rutledge & Kilpatrick.

The Rutledge & Kilpatrick Realty Company reports having sold house No. 1230 Armstrong avenue, lot 27x86, to J. B. Erben for \$2,300 cash. The owner was represented by the Lincoln Trust Company. Also report having sold for Margaret E. Carlin houses Nos. 4314 and 4316 Kennerly avenue for \$1,500, August Stoltze being the purchaser. avenue for \$1,500, August Stone Company Durchaser.
Sold for the Kansas City Land Company No. 1939 Carr street, with lot 35x15J for \$4,000 cash, to Anna Loler Ashley, the purchaser being represented by James E. Mc-Carm.

Also for the same company No. 1875 Madison street, with lot 44 feet 10 inches by 120 feet, to the Eighth Street Realty Company for 44,500 cash.

No. 1919 O'Fallon street, with lot 25x84 to John and Kate Olszewski for 11,500 cash.

Also report having sold for John J. Biszantz No. 4023-34-36 Olive street, with lot 25x152, to Mrs. Mary S. Mattox. The purchaser was represented by the Greer-Anderson Realty Company.

Mississippi Valley Trust Company.

Mississippi Valley Trust Company.

The real estate department of the Mississippi Valley Trust Company reports a good week's business, having closed sales as follows:

Thirty-two feet on the west side of Fourth street, by a depth of 150 feet, from F. Weber & Sons, to a client, the consideration being \$15,000, the property being known as Nos. 724-725 South Fourth street. This property was purchased for investment, the Messrs. Weber taking back a lease for five years.

erty was purchased for investment, the Messrs. Weber taking back a lease for five years.

Also reports the sale of 25 feet on the south side of Clark avenue by a depth of 100 feet, between Leffingwell avenue and Beaumont street, from the Union Trust Company of Indianapolis to John J. and Kate O'Neill, the consideration being \$1.00 cash. The purchasers intend improving immediately, they coming the property adjoining this 25 feet on the west.

The Mississippi Valley Trust Company reports that the demand for property in Overland Park, in St. Louis County, continues, the most notable sale during the last week in this subdivision being the whole of block 51, containing 1.75 acres, to Mrs. Virginia C. Hant for \$1.290. Mrs. Hunt will at once commence the erection of a splendid residence on the property, which she will occupy as a home.

Also report the sale of lots II to 17 in Midland Heights, in St. Louis County, having a front of 700 feet on the north side of Midland avenue, to Edward Gocke, for \$3.000.

The Mississippi Valley Trust Company also reports the sale of 29 feet 5 inches on the west side of Seventh street, by a depth

also reports the sale of 29 feet 9 inches on the west side of Seventh street, by a depth of 127 feet 6 inches, being a part of city block 419, from the Exchange Investment Company to a client, consideration being 38,500.

Nicholls-Ritter Reality and Financial Com-pany find no abatement in the inquiry for West End homes.

Sold the handsome nine-room, detached brick residence, situated on a lot 25 feet 3 inches by 240 feet, for the account of O. F. Humphrey to Henry B. Loudermann, Jr., for \$1,000. Mr. Loudermann will make this house his home as soon as possession F. Humphrey to Henry B. Loudermann.
Jr., for \$1,500. Mr. Loudermann will make
this house his home as soon as possession
can be had. This is the same property that
was sold last week by Nicholls-Ritter R. &
F. Co. from J. J. Cochran to Mr. Humphrey, Mr. Humphrey having taken it in
part payment for house No. 4358 McPherson avenue, which property Mr. Cochran
purchased. The house just sold to Mr.
Loudermann is in the same block with the
house sold by Nicholls-Ritter R. & F. Co.
last month to William M. Louderman.
Sold lot 70xIl2 feet 6 inches, situated on
the north side of Waterman avenue, west
of Union, for the account of Julius Pitzman, who was represented by the Mercantile Trust Company, to a client, who purchased with a view to erecting a handsome
home on the property. The price paid by
the purchaser is \$5.50, or \$5 a front foot.
Sold house No. 4722 Ashland avenue, situated on a lot 50x165 feet, for the account
of S. J. Fisher of the firm of Fisher & Co.,
to Mrs. Amanda Jones, the consideration
being \$3.500. Mrs. Jones will make the place
her permanent home.
Nicholls-Ritter Realty and Financial
Company has been successful in leasing
hotels during the last two or three months,
having recently leased the hotel on the
northwest corner of Market and Nineteenth streets, and is now negotiating for a
lease on the new hotel in course of construction on Market street, east of this
property.

Aiple & Hemmelmann.

Aiple & Hemmelmann.

Aiple & Hemmelmann Real Estate Company reports the following sales for the past week:

No. 1412 St. Ange avenue, a double brick dwelling of four three-room flats and a two-story brick in rear of seven rooms; lot 38x 18x; renting for 379 a year. From W. H. Schroeder to A. L. Kingsman, for \$5,450 cash, who bought for an investment.

No. 1412 Papin street, a three-story brick dwelling of eleven rooms, with lot 19 feet 6 inches by 125 feet; renting for 4400 a year. From Argyle Real Estate and Investment Company to a client for 23,750.

No. 3015 Indiana avenue, a two-story brick dwelling of two flats of four and five rooms, with all conveniences; lot 32x16; renting for 3430 a year; from Doctor J. A. Fries to Caroline Kurz, for 25,550, who bought same for an investment.

line Kurz, for \$3,50, who bought same for an investment.

No. 721 North King's highway, a two-story and attic dwelling, eleven rooms, with lot \$\tix110\$; leased for a term of two years at \$500\$; from Argyle Real Estate and Investment Company to S. C. Nifong, represented by H. H. Bridgland, for \$5,750.

No. 23 Norfolk avenue, a two-story dwelling of nine rooms and basement of two five-room flats; lot \$2x125\$; renting for \$480 a year, from J. Rommerskirchen of Trenton, Ill., to Elizabeth Haberstroh of St. Louis County, for \$4,600.

No. 3512 Hartford street, a two-story brick dwelling of two flats of four and five rooms, elegantly furnished and well built, with lot \$2x125\$, for \$4,500\$; from Fannle Manshard to Charles Rippen, Jr., who bought for a home.

home.
Also lot 15x175, west side of alley, west of
Thirteenth street, 100 feet south of Lami
street, for \$400; from Josephine Leonhard to
Henry Christian.

lin avenue, 100 feet west of Euclid avenue; from Edward V. Papin to Alonzo C. Church for \$6,500 Mr. Church acquiring this spiendid location to build a home.

Also a ten-room, two-and-ose-half-story frame residence. No. 2945 Cates avenue, to-gether with 60x157 feet of ground; from Emma Harris, represented by Frank S. Parker, to Leontine Jaminet, for \$6,150. Miss Jaminet intends to occupy the house as her future home.

Also 150x150 feet of ground on the south side of Duncan avenue west of Taylor avenue; from William H. Roche to James H. Hamilton, for \$6,000.

Charles F. Vogel.

Charles F. Vogel reports the following No. 2518 Virginia avenue, between Sidney No. 2518 Virginia avenue, between Sidney street and Magnolia avenue, a two-story brick dwelling arranged as two flats of four and five rooms and bathroom to each, furnace, laundry and cellar, lot 15x127 feet, for 14.200, from Jacob Retter to Anton Schuler, who purchased for a home.

No. 3327 Missouri avenue, between Utah and Cherokee streets, a two-story brick dwelling containing eight rooms and finished basement, lot 25x117 feet, for \$2.500, from Edward H. Fisher to Mathias and Julia Schaefer, who purchased for a home.

No. 4727 Nebraska avenue, between Itaska and Delor streets, a one-story brick cottage, with three rooms and cellar, lot 25x124 feet, for \$1,525, from Henry F. Roseman to Kosmas Hannauer, who purchased for a home.

Lot 75x150 feet on the southeast corner of

home.

Lot 75x150 feet on the southeast corner of Flora and Sutton avenues, Maplewood; from Mariette Real Estate Company to F. William Gebhardt, for \$1,387.50. Mr. Gebhardt will at once improve same with a handsome modern residence.

Charles F. Vogel also reports. hardt will at once improve same with a handsome modern residence.

Charles F. Vogel also reports the sale of eleven acres at Windsor Springs, Mo., on the Frisco Rallroad, being the northeast corner of Big Bend and Geyer roads. Improvements consist of a two-story, elevenroom frame residence, laundry and cellar; barns and outhouses; stocked fish pond; fruit and shade trees, for \$9.200; from Doctor James A. Dickson to Mrs. Ania E. Hiett, who purphased for a home. Robert M. Noonan represented the purchaser in this transaction.

N. S. Wood reports the sale of residence No. 5172 Raymond avenue, an elegant tenroom stone-front residence, on lot 50x138, from Chapline Realty and Construction Company to George Sauerbrunn, who will occupy it as a home. Price \$10,502 cash.

Real Estate Exchange Notes. -Transfers for the month up to and in-clifding the 29th inst., numbered 868 and ag-gregated \$6,209,195.

There were 651 deeds of trust recorded -On last Friday Trustee Daniel G. Dunck-er sold to J. Brooks Johnson 25x114 feet on the east side of Goode, between Lucky and Easton for \$2.705, to satisfy a first deed of

Fisher & Co.

Fisher & Co.'s sales for the last week were seven in number and aggregate \$34,000. No. 483 Forest Park boulevard, lot 100x 150, elegantly adorned with trees, flowers and shrubbery, a beautiful, modern, twelveroom dwelling, a large front and side porch; first floor, reception hall, l&x23, and kitchen, all beautifully finished in various hard woods. A feature connected with this house is the very fine and select polished hard woods used in its finish. Second floor, five large, light, airy bedrooms, two bathrooms, finished in marble; innumberable closets; also cedar and linen closets; all of the second floor finished in hard woods. Third floor, ball or billiard-room, 20x40. Mantels throughout the house of special design. Hot-water heat. Property of L. L. Hull, sold & Warren F. McEiroy, of the Hamilton-Brown Shoe Company for \$30,000, who will occupy it as his future residence.

As part of the purchase price of the above residence, Mr. Hull accepts a lot on Waterman avenue, north side, 100 feet west of Union avenue, on a basis of \$7,500. A. L. Terry & Co. represented the purchaser in this transaction.

Fisher & Co. also sold No. 3513 Morgan street, lot 50x140, three-story, fourteen-Fisher & Co.

Terry & Co. represented the purchaser in this transaction.

Fisher & Co. also sold No. 3513 Morgan street, lot 50x140, three-story, fourteen-room, stone-front, brick house, reception hall, parlor, library, dining-room, pantry, china closets and bathroom, four closets, second floor; four bedrooms, third floor, Granitoid cellar, furnace, laundry, etc. Property of Mr. Joseph Dickson, sold to James H. Campbell of the National Stock Yards, Ill., for \$12.000. Mr. Campbell will occupy it as his future residence.

Also sold vacant lot on the north side of Laclede avenue, between Grand and Spring avenues, property of the J. K. Cummings Realty and Investment Company; lot 50x213; sold for \$55 a front foot, or \$3,750.

Fisher & Co. also sold house and lot No. 4722 Ashland avenue, lot 50x167, two-story, eight-room, modern brick house, property of Andrew Summers; sold to a client of Nicholis-Ritter Realty and Financial Company, for \$2,200.

Also a vacant lot situated on the north line of Daggett avenue, east of Edward

for \$3,200.

Also a vacant lot situated on the north line of Daggett avenue, east of Edward street, lot 160x178, property of S. J. Fisher; sold to Fred H. Keuthan, for 39 a front foot, or \$2,800. Mr. Ketuhan will immediately erect three houses on this lot.

Also a vacant lot on the north side of Robert street, west of Grand avenue, lot 300x162; property of S. J. Fisher; sold to Harry Gamache for \$10 a front foot, or \$2,000.

Fisher & Co. also sold a fine decelled. 22.000.

Fisher & Co. also sold a fine dwelling on Lindell boulevard, containing fourteen rooms. The parties' names and particulars of the transaction are withheld at the request of both buyer and seller.

F. H. & C. B. Gerhart Co.

F. H. & C. B. Gerhart Co.

The F. H. & C. B. Gerhart Real Estate Company reports the sale of choice West End vacant and downtown business property, aggregating \$115,759.

Sold for the account of August Heman the "wedge"-shaped lot, the intersection of Washington boulevard and Olive street. fronting 111 feet 2 inches on Washington avenue, 120 feet 5 inches on Olive street and 19 feet 6 inches at its point, located in city block 4574. The property is located a short distance east of Euclid avenue, and is especially adapted for business or flat apartment purposes. H. C. Tully was the purchaser and paid \$4.000 for the lot.

Also sold for account of Sampel Levy of Butler, Mo., the lot fronting 55 feet on the north line of Fairmount avenue, by 150 feet deep, commencing 55 feet west of King's Highway boulevard, for \$2.750, to the A. A. Fischer Architectural and Building Company, which company will improve the lot at once with a handsome flat apartment building.

Also sold for the account of the C. D.

also sold for the account of the C. I

building.

Also sold for the account of the C. D. Wainwright Investment Company the ground located at the southeast corner of Vandeventer and Olive, fronting 100 feet on the south line of Olive street by 155 feet on Vandeventer avenue, for 14,500 cash to the Barada Real Estate Company. This property was leased ten years ago, with the privilege of purchase, the lessees improved the property with a business block of stores and flats and bought the fee title before expiration of the privilege.

Also sold for the account of the Finck estate the lot located at the northwest corner of Twelfth and Shenandoah by 140 feet on Twelfth improved with eight and elevenroom dwellings, for \$12,000, to a cilent.

Also sold a valuable piece of Olive street property, east of Eighteenth street, for \$55,000 cash, particulars of which sale will be reported as soon as final papers are passed. This company also reports a splendid demand for West End homes and has in negotiation the sale of several valuable homes. Also reports a great many inquiries for the new Eugenia apartment house being erected under its supervision at Berlin and Euclid avenues.

Haydel Realty Co.

The Haydell Realty Company reports the following sales:
Nos. 5585 to 5591 Cabanne avenue; from
Thaddeus Linck to George and Carrie
Brucker, four modern, rough-rock flats, 50x
200, and renting for \$1,500 a year, for \$17,-No. 3012 Vinegrove avenue, a five-room brick dwelling with lot 25x125; from John T. Killoren, Jr., to Thomas J. Hanlon for T. Killoren, Jr., to Thomas J. Hanlon for \$1,950.

No. 1257 Temple place, northwest corner of Minerva, a modern eleven-room brick dwelling, arranged for one or two families, with lot \$2x150; from a client to D. D. Shipley, for \$5,500.

No. 3940 St. Ferdinand avenue, five-room frame cottage, with lot \$2x125; from Frank Judge to David Carter, for \$1,200 cash.

No. 2231 Washington avenue, northeast corner of Leonard, ten-room stone-front, 22 xi50; from Mary A. O'Neil to Mary B. Bott, for \$5,000.

New Realty Firm. New Realty Firm.

Joseph S. Rothwell & Son. No. 312 Wainwright building and No. 215 Collinsville avenue, East St. Louis, have organized a new company.

Joseph S. Rathwell, the senior member, with large experience, is well known here as a successful real estate dealer. His son. Arthur, is a well-educated young business man. They give personal and immediate attention to all business matters. Joseph S. Rothwell has established a high character for industry and promptness.

Love & Sons. Love & Sons.

Love & Sons report sales as below:

No. 1208 Blackstone avenue, consisting of eight rooms, brick-rock front in Ashler, furnace and all modern improvements; lot 20x 125 feet; sold for \$3.510, from H. H. Laumeier to John E. Love. Bought for speculation.

Also sold lot 87 feet front at Maplewood, from T. A. Donaldson to Louisiana Jackson for \$1.709 cash. Bought for improvement.

Lealie A. Mollett Beturns. After less than a month of inactivity. Lesse A. Moffett, who recently sold his in-terest in the firm of Moffett & Franciscus decided to get back in harness, and has opened an office at No. 1601 Chestnut street. Though Mr. Moffett has been in the realty business in St. Louis for thirty years and had thought of retiring, because he is well able to do so, his energy prevents him from remaining idle. Among Real Estate Exchange members he is known as the youngest of the old dealers, and his advice is sowed; in many important transactions. He sought in many important transactions. He will continue to buy and sell property, rent houses and loan money

Loewenstein Brothers.

Loewenstein Brothers.

Loewenstein Bros. consummated the sale of six flats, located on the north side of Dvans avenue, and known as Nos. 4357, 4557A, 4359, 4559A, 4581 and 4351A Evans avenue, having a front of 75 feet by a depth of 159 feet to an alley, and renting for fl.500 per year. The purchaser. Andrew Quinlan, bought the property for investment, he having paid \$12,000 for the same.

Loewenstein Bros, also sold the northeast corner of Twenty-second and Benton streets with lot 20x110 and improvements thereon consisting of a three-story brick building with store below and rooms above. This property sold for \$4,500, for the account of the Harper Real Estate and Investment Company.

Also sold a farm located in Jefferson County, Tennessee, consisting of 180 acres, from D. C. F. Small to Daniel Blxby for \$5,300. This property is all underlaid with coal.

Loewenstein Bros, also have under contract several deals which will close in the

Alfred G. Boettzer reports sales as follows:

No. 1949 Withnell avenue, a two-story brick dwelling, containing seven rooms, water, sewer and gas, street made, lot 25x127 feet 6 inches. Sold to William Cross and wife for £2.800. Bought for a home.

No. 3099 Minnesota avenue, a two-story brick dwelling, containing six rooms, arranged for two families; water, sewer and gas; lot 25x125 feet, owned by John Ludwig. Sold to Bertha Sebold for £2.550.

No. 1403 Old Manchester road, a two-story brick dwelling, containing six rooms and basement; water, sewer and gas; street made: lot 50x125, owned by John M. Dan. Sold to Charles F. Schlueter and wife for \$4,-200, who purchased for a home.

Schwenker Realty Co. Alfred G. Boettger reports sales as fol-

Schwenker Realty Co.

The Schwenker Realty Company reports The Soliowing sales:
The feed store, lot 38x121, two-story brick,
Nos. 1617 and 1619 South Jefferson avenue,
from T. N. Stenker to F. W. Meler; to be
improved with two stores. He expects to
occupy one of them for his plumbing busi-

Royal Investment Co. C. R. H. Davis, president of the Royal Investment Company, reports the sale of No. 5995 Kensington avenue, with lot 34x 148, a ten-room brick house, for 37,500, from the Royal Investment Company to Miss Bessle C. Gunn, who purchased for invest-ment, the house being leased for \$50 a month.

month.

He also reports the sale of the northeast corner of Westminster place and Walton avenue, lot 65x150, from Julius C. Seaman to the Royal Investment Company, who purchased for investment; price \$6,500.

MUCH INTEREST SHOWN IN **FAREWELL OF GENERAL MILES**

ing Commander Has Been Treated Unfairly.

REPUBLIC SPECIAL. Washington, May 29.-Commenting on the forthcoming retirement of Lieutenant General Miles, the "Army and Navy Register" this morning states emphatically that he has been treated unfairly by the War Department. The editorial says:

"Although it is nearly three months before the retirement of the commanding General of the army occurs, the greatest interest is manifested in the final general order which will be issued as the farewell address of Lieutenant General Miles to his associates in the military service.

"General Miles will follow the custom of his predecessors in issuing such an order, his predecessors in issuing such an order, and there must naturally be the keenest curiosity regarding the form his parting message will take. The well-known conditions which have practically ostracised, in an official way, the headquarters of the army suggest the possibility of some very pointed comment on a situation which must have been exactious for General Miles, who has been its principal victim.

"It will be with a sense of relief, doubtless, as much with him as any one else, that this strained relationship comes to an end. this strained relationship comes to an end. He has a right to a grievance in many respects. He has not been treated fairly. Whatever has been done by him officially likely to engage public criticism and possible ridicule, has been thoroughly advertised by those who seemed anxious to subject him to a harsh view of the people.

"Probably the fault has not been fully on one side only, but in any case it has been an extraordinary occasion which finds the titular commanding General of the army without authority and bereft of any power or influence, even as a most casual counselor. These coditions make very interesting anything which may come from General Miles on the eve of his retirement."

TRUE COLLEGE IS THE HEART. Students Are Advised to Solve

Problems With Sympathy. REPUBLIC SPECIAL. Carbondale, Ill., May 39.-The thirty-fifth

annual commencement week of Ewing Col-lege opened to-day. Many of the alumni and former students of the school are in attendance. Special music was a feature of to-day's session. The Reverend Doctor M. L. Rugg of Champaign delivered the baccalaureate of Champage address.

His subject was "Heart Culture." He said: "A perfect education must cultivate the spiritual life. Character is the fruit of education. Sympathy is the great bond, Problems of life will never be solved in the laboratory of science, but in the college of the heart."

Teachers at Milan. No.

REPUBLIC SPECIAL Milan, Mo., May 30 .- The Milan School Board has elected the following teachers: J. E. McCutcheon, E. M. Wilson, Blanche Younker, Ethel Rogers, Alberta Triplett, Blanche Davis, Lizzie Emberton, Mae Boyd, Nell G. Layne and George H. Lee.

FINANCIAL

1,000 Colonial Copper, 299 Black Diamond Anthracite, 299 Montana Tonopah, 599 Black Hillis Copper (Arizona), 4,799 Eastern Consolidated Oil, 100 Tonopah Mining (common),

WILL SELL 1.000 Sonora Mining & Milling (O'Keefe), 100 De Long Hook & Eye, 10 per cent div-

100 Sonora Mining & Milling (O')
100 De Long Hook & Eye, 19 per o'
10end.
200 Tonopah Mining (common).
200 Black Diamond Anthracite.
1,000 California King Gold.
1,000 Colonial Copper.
1,000 Referendum Free Gold.
1,000 Cascade British Columbia.
1,000 Cascade British Columbia.
1,000 Ethel Consolidated (preferred).
1,000 Bolcomia Consolidated.
200 Hidden Fortune (Black Hills).
1,000 Horseshoe (Black Hills).
1,000 Oro Hondo (Black Hills).
1,000 Mergenthaler-Horton Basket.
200 Mergenthaler-Horton Basket.

AND MANY OTHERS. SEND FOR LIST. C. F. SESINGER, GEALER IN UNLISTED SECURITIES, DREXEL BUILDING, PHILADELPHIA.

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TWENTY PASSENGERS INJURED. WILL CELEBRATE PENTECOST. Trolley Beyond Control Dashes Into Another Car.

San Francisco, May 30.-Shortly before noon to-day an electric car on the Fillmore street branch of the lines of the United Railroads got beyond control while descending the steep grade between James and Haight streets,

At the crossing it ran into a Haight street cable car, filled with passengers. Twenty persons were hurt, but there were no fa-The only one seriously hurt was Mrs. D. Hughes, who sustained internal injuries.

Special Music Prepared at Old Cathedral.

The feast of Pentecost will be celebrated c-day in all Catholic churches. At the Old Cathedral on Walnut street, near Third street, special music has been prepared by Professor D. S. DeLisle, the organist and choirmaster.

choirmaster.

Solemn high mass will be celebrated at 19:39 a. m. The Reverend Eugene Coyle will be celebrant; the Reverend Michael McFaul, deacon, and the Reverend M. J. Taylor, sub-deacon. The choir will be composed of twenty-five voices.

FINANCIAL.

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Dealers in Municipal and Corporation Bonds, Local Stocks, Honds and Notes, Orders at other exchanges promptly executed by private wires, Money to Loan on Real Estate and Other Collateral. HAVE FOR SALE { \$11,000 City of St. Charles (Mo.) Water 4s. 115,000 City of Pleasant Hill (Mo.) Retunding to 115,000 St. Louis & Py. Co. new St. Phones-Kinloch A 1516. Bell Main 1889.

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BONDS AND STOCKS, SECURITY BLDG. MEMBER ST. LOUIS STOCK EXCHANGE

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We are finding high values as our tunnels go deeper in the great ledges. Assays from \$15.00 to \$700.00 to the ton of quartz taken from the properties. Most of it runs along in the neighborhood of \$300. It would be a world-beating mine with average values of \$29.00 to the ton. Properties experted by H. H. Hunter, who selects mines for several millionaires and selected by F. C. Rutan, one of the most eminent geologists and mining engineers in the world. WE HAVE THE REPORTS, which show that we have one of the greatest mines in the world's newest and most promising gold fields. We can convince you that our stock is now selling at figures below its actual value. It is not a speculation, but an investment. For a short time only we will sell stock at 10c per share, par value \$1.00, full paid and non-assessable. Write for particulars before the price advances. Do it to-day. A postal card will bring you all the information we have.

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Paid.

ONLY TWO DAYS LEFT TO SECURE JUNE DIVIDENDS PAYABLE ON 15m of JUNE. TELEGRAM—Silver City, New Mexico, May 25th, 1933.—T. S. Henderson & Co., 508-7 Commercial Building, St. Louis, Mo.: Power drills and smelter running in full blast. Can now give you larger results than ever.

M. W. PORTERFIELD, President.

Another Telegram—Silver City, New Mexico.—Ded G. Gibson, St. Louis, Mo.: Smelter, also power drills, going fine, producing rich ore, rich buillion and rich men. (Signed)

M. W. PORTERFIELD, President.

M. W. PORTERFIELD, President.

This means an early advance in the price of stock. When "Shamrock" commences to pay 2 per cent monthly you will be sorry you did not buy at 40c per share, par value 11.00. Better wire your order to-day at 40c per share.

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FINANCIAL

Shown by over 6,000 daily users,

ing possible supply.

Air Burner Company,
We are obliged to reiterate our statement of
last Sunday, that no more orders can be
taken for Doyle goods except for delivery after
completion of the new plant. The orders in
hand for furnaces and gas stoves alone molocalize the entire present ordities of the comcopolize the entire present facilities of the company, running night and day, and yet the orders entinue to accumulate, especially since our first announcement three weeks ago. (Within twentyfour hours after our Washington demonstrating plant was opened, our representative there re-ceived one order for 25 furnaces). It is, of course, only natural; everybody wants to save 60 per cent of his fuel hill; and everybody using

Doyle Burner will save that or better. Nor is it from private consumers alone that the demand comes to the company. Two of the greatest railroad systems in this country have sirendy offered to take up Mr. Doyle's invention as applied to becometive bollers, building the engines in their own shops. Proposals have also been made by English capitalists to purchase the invention as applied to lighting, showing that Mr. Dovle's discovery is already receiving ubstantial recognition abroad.

None of these propositions, however, have been has proved with a comparatively small amount of money, what can be done in furnaces and stores: It can do the same thing in ther lines, developing them, like the stores and furnaces, to the point of commercial success, and then secure far better terms. It will be readily understood that with the varius lines to which the Dovie discovery is approfitable to the parent company. The parent company does not care to sell any

When its sub-companies are in active operation it will practically cease to be itself a manufac-turer, while a large amount of its treasury stock will remain unsold, thus largely increas-ing the dividends payable to the stock now being issued. Some indication of its enormous earnings may e derived from the fact that while less than

the business airoidy in hand shows definite profits of over \$190,000 net. The other fact that the books of the company show over \$25,000 net profits realized on gas stoves alone in 1902. on less than \$20,000 employed in igents, until the commercial success of the disevery had been definitely and finally proved

overy had been dennitely and finally proved by the manufacture, sale and daily use of its products, showing a net profit of 50 per-cent to over 100 per cent net. The business done proves that handsome dividends can be paid on the company's entire capitalization from: the manufacture and sale of its furnaces and gas stoves alone, just as soon as its facilities for production can be increased to meet the current demand. When the company can make such profits on the manufacture of only two lines of goods, what dividends can it pay with its subcompanies

The greatest profits in industrials come from the patent-protected enterprises. Only one in twenty-five of the competitive industries pays more than I per cent to 6 per cent annually, while the successful patents pay to the original investors 25 per cent to 200 per cent. The Doyle patents will save the people of the United States alone over \$50,00,000 annually, and makind in general ten times as much. The present issue of stock is solely, for the purpose of increasing its manufacturing facilities and working capital, which means a corresponding increase in its earnings. The demand for the stock coincides with the demand for the stoves; and the subscriptions to this issue, ai-

\$5.00 PER SHARE

otted to be sold at

(par value \$19, full paid and nonassessables, indicate that the entire alloiment will be taken by or before the expiration of the term set, viz. Wednessias, June 10th. No more stock will be sold at this price in any event, as the volume of business in hand and at the assured profits thereon already made to the stock. arofits thereon already made the stock intrinsically worth more than the present price.

In order to insure the success of any company, the fact must always be recognized that the interests of the management and the share-holders are identical; the failure of many com-panies that should have been successful is direct-

v traceable to the lack of this recognition. The management of the Doyle Air Burner Company does appreciate this fact, and desires that every

nvestor in its stock should also appreciate

and for this reason, as a matter of mutual pro-tection to the interests of all, the stock is sold-ALL TREASURY STOCK is deposited in the hands of THE CHICAGO TITLE AND TRUST COMPANY of Chiengo, III." (Capital \$5,000,000), as Trustee until Jan. 1st, 1905; while ALL STOCK OUT-SIDE OF THE TREASURY IS deposited in the hands of said Trustee until Jan. 1st, 1908. Dividends declared in the interim will be paid on the certificates of deposit issued by the Trustee: but the stock itself will not be allowed on the market until the EX-PIRATION OF THE RESPECTIVE

for large returns; it is absolutely necessary to full value of their investment and prevents any detrimental manipula-tion of the stock by those whose interest in

only that of speculation. We recommend the stock of this company as a thoroughly sound investment with every reason for large returns: it is absolutely necessary to curtail the truth in estimating the prospe profits of this enterprise; but we solicit the most searching investigation of its merits; then ask the investor to act solely on his own judgment. Prospectus, full details of tests and catalogue of the company's goods, free on application by mail or in person.

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